

**BOSTON REDEVELOPMENT AUTHORITY
OCTOBER 7, 2003 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the September 11, 2003 meeting.
2. Request authorization to schedule Public Hearing on October 23, 2003 at 2:30 p.m. regarding the Amended and Restated Planned Development Area Development Plan for the Atrium Lofts Project for the rehabilitation of 220 condominium units with associated off-street parking located at 156 Porter Street, East Boston and an on-site affordable housing component equal to 15%.

Allston

3. Request authorization to enter into a Grant Agreement with the Allston Brighton Community Development Corporation for the development of the Everett-Hano Street Housing project consisting of sixty-two affordable units, in an amount not to exceed \$250,000 with funding provided by Boston Tech Center at Lincoln Street.

PUBLIC HEARINGS

4. **2:00 PUBLIC HEARING:** Request authorization to approve the Blackfan Research Center project consisting of 575,000 square feet of biomedical research space, retail spaces and 300 below-grade parking spaces located at 3 Blackfan Circle as a Development Impact Project and a Planned Development Area Development Plan, to issue a Preliminary Adequacy Determination pursuant to Article 80 approving the Draft Project Impact Report, Notice of Project Change, Supplemental Information Document and waiving further review of a Final Project Impact Report; to issue a Certification of Compliance upon successful completion of the Article 80 Large Project Review; to issue a Certification of Consistency upon successful completion of Article 80 Planned Development Area Review; to petition the Zoning Commission for the approval of map amendment to Map 1, Boston Proper of the Zoning Maps and any other amendment necessary to remove the prohibition on PDA's, approve the PDA Development Plan and establishment of a PDA and to execute all documents necessary for the proposed project.

DEVELOPMENT

Back Bay

5. Request authorization to enter into a Memorandum of Understanding and Grant Agreement with the Back Bay Association for continued planning and implementation of the Boylston Street Improvement Plan, in an amount not to exceed \$50,000.

South End

6. Request authorization to approve the modified Boston University Medical Center Institutional Master Plan in order to construct the three-story 105,205 square building known as the Moakley Medical Services Center.

7. Request authorization to issue a Partial Certificate of Completion pursuant to the Land Disposition Agreement with Dover Lofts LLC evidencing completion of improvements to twelve resident units located at 137-143 East Berkeley Street in the Dover Lofts Project.

Roxbury

8. Request authorization to approve the transfer of ownership of the property at 208 Dudley Street from Herbert Construction and Tile Company, Inc. to Stanley Byfield in order to convert the space to a restaurant; and to execute all documents necessary for the transfer of ownership.
9. Request authorization to issue a Notice of Intent to Take under a previously adopted Demonstration Project Plan to proceed with site assembly of the Department of Public Health headquarters project in Dudley Square.

Washington Park

10. Request authorization to rescind the tentative designation of Windale Developers, Inc. to delete a 29,705 square foot portion of Parcel S-12 on which no development will occur; and to adopt a Minor Modification as amended with respect to Parcels F-3 and S-12 and proclaim by certificate said Minor Modification; and grant final designation to the Redeveloper the project site for the construction of the proposed project.

Mattapan

11. Request authorization to issue a Certification of Approval for the construction of thirteen homeownership units, with one affordable unit, and associated parking located at 1317-1329 Blue Hill Avenue; enter into an Affordable Housing Agreement and to petition the Board of Appeal for zoning relief necessary for the construction of the proposed project.

South Boston

12. Request authorization to issue a final Certificate of Completion for the West Office Building Podium Phase of the World Trade Center Expansion Chapter 121A Project, a three-story element with underground parking.
13. Request authorization to issue a Certificate of Completion for Phase One of the Court Square Press Building consisting of 132 condominium units located at 8-20 Greenbaum Street.

Downtown Waterfront

14. Request authorization to adopt an Order of Taking to acquire a fee interest in a portion of the public way located at Well Street for the development of the 80 Broad Street Project consisting of 86 condominium units, ground floor retail space and 118 below-grade parking spaces; adopt an Order of Taking to acquire air rights parcels above the streets abutting the property; to petition the Public Improvement Commission to discontinue said public way and air rights; and to execute and deliver all documents necessary for the proposed project.

Midtown

15. Request authorization to enter into an Amendment to the Cooperation Agreement with Tremont Towers Condominiums acknowledging the completed project will contain 67 residential units, 65 parking spaces and the addition of three ground floor retail units.

Chinatown

16. Request authorization to advertise a Request for Interest for the creation of a thirty single-resident room occupancy “SRO” units in the Chinatown District as part of the mitigation package of the Liberty Place project.

South Cove

17. Request authorization to extend the License Agreement with Tremont Street Auto Parks to operate the parking lot on Parcel 12B in the South Cove Project at a revised fee of \$264,000 a year.

Hyde Park

18. Request authorization to extend the License Agreement with Hyde Park Main Street Program for parking for Cleary Square as a interim use.

Charlestown

19. Request authorization to issue a Certificate of Completion for the development of a single-family residence on Parcels X-38A and X-38B located adjacent to 31 Mystic Street.

East Boston

20. Request authorization to waive further review under Article 80, Large Project Review for warehouse and office space for maritime cargo operation in the Port of Boston and air cargo operation at Logan International Airport with parking located at 480 McClellan Highway.

PLANNING AND ZONING

21. Request authorization to petition the Zoning Commission to adopt a text amendment to Articles 54 and 64 with respect to Off-Street Loading Requirements in the North End and South End, respectively, a text amendment to Article 51 with respect to the Chestnut Hill Waterworks Protection Subdistrict and a map amendment which would amend the existing boundaries of the Restricted Parking District.

22. Request authorization to petition the Zoning Commission to adopt a text amendment to Article 14 (Lot size, area and width) and Article 17 (Open Space) of the Boston Zoning Code to clarify the requirements regarding two or more dwellings on the same lot.

BOARD OF APPEAL

23. Board of Appeal

ADMINISTRATION AND FINANCE

24. Request authorization to enter into a Professional Services Contract with the firm KPMG Peat Marwick LLP to perform an independent audit of the Charlestown Navy Yard Historic Monument Area, in an amount not to exceed \$19,800.
25. Contractual
26. Personnel